

Rescission of Authority Approval of the Report and Decision on the Application by Royden C. Richardson and others, Parcels RC-4 and RC-5, South End Urban Renewal Area for Approval of a Redevelopment Project and Consent to the Formation of Tremont Homes, Inc.

On December 16, 1966 the Authority tentatively selected Tremont Homes, Inc., to act as Redeveloper of Disposition Parcels RC-4 and RC-5 in the South End Urban Renewal Area.

On May 7, 1969 the Authority approved the Report and Decision on the Application by Royden C. Richardson and others, Parcels RC-4 and RC-5, South End Urban Renewal Area for approval of a Redevelopment Project and Consent to the Formation of Tremont Homes, Inc. This vote was affirmed by the Mayor on May 22, 1969 and filed in the City Clerks Office on May 28, 1969. On October 2, 1969 a first amendment to the above noted entity was approved by the Authority and affirmed by the Mayor.

On April 8, 1971 the Authority voted a Resolution to Rescind the tentative designation of Tremont Homes, Inc., as developer of Parcels RC-4 and RC-5 because of the project's economic infeasibility. However, there was no rescission of the 121A Designation. The parcels noted above are now part of a project built by another 121A Entity, Concord House Associates.

In the opinion of the Chief General Counsel, this matter does not require a public hearing.

For the reasons noted above, therefore, the Report and Decision adopted by the Authority on May 7, 1969 and amended on October 2, 1969, is hereby withdrawn and rescinded and all obligations and benefits of the applicant hereunder are hereby withdrawn.

MEMORANDUM

APRIL 8, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: RESCINDING DESIGNATION OF DEVELOPER
DISPOSITION PARCELS RC-4 AND RC-5
SOUTH END PROJECT NO. MASS. R-56

On December 16, 1966, the Board tentatively selected Tremont Homes, Inc., to act as Redeveloper of Disposition Parcels RC-4 and RC-5 in the South End. A preliminary submission was not received until December, 1967.

A conditional commitment from FHA was issued in December, 1968, but by that time was about \$100,000 short of actual costs. An increase in the allocation was requested. This in turn delayed preparation of final plans and specifications. The project's allocation was withdrawn by FHA on February 18, 1970 because of economic infeasibility. The architects undertook a major redesign of the project, in which they took a number of two-bedroom apartments and split them into two one-bedroom apartments. This device served to increase the FHA maximum allowable mortgage. Despite a last effort to reduce costs, the proposal still exceeded the maximum allocation of the Federal Housing Administration by twenty (20%) percent. As a result, the FHA allocation expired on April 1, 1971.

Thus, the Redeveloper has been unable to prepare a feasible proposal to construct housing on these sites despite the submission of several alternative plans and the continued assistance of the Authority staff.

I therefore recommend that the designation of Tremont Homes, Inc., as Redeveloper of Parcels RC-4 and RC-5 be withdrawn and that I be authorized to solicit, by negotiation, new proposals for redevelopment of the site.

An appropriate Resolution is attached.

Attachment

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: RESCINDING DESIGNATION OF REDEVELOPER OF
DISPOSITION PARCELS RC4 AND RC5 IN THE
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "project area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the need for adequate low income housing in the project area; and

WHEREAS, Tremont Homes, Inc. was tentatively designated Redeveloper of Parcels RC4 and RC5;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That the Tentative Designation of Tremont Homes, Inc., voted by the Authority on December 16, 1966, is hereby rescinded.
2. That the Director be authorized to seek a new Developer for Parcels RC4 and RC5.
3. That disposal of said parcel by advertisement is the appropriate method of making land available for redevelopment.
4. That the Director be and hereby is authorized to publish an advertisement respecting the availability of Parcels RC4 and RC5 in the South End for redevelopment in accordance with the controls and subject to the objectives of the South End Urban Renewal Plan, such advertisement to be in the Authority's usual form.

APRIL 14, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: RESCISSION OF APPROVAL OF REPORT AND DECISION
CHAPTER 121A APPLICATION OF TREMONT HOMES, INC.

On May 7, 1969 the Authority voted to adopt a Report and Decision on the Application of Tremont Homes, Inc., for authorization and approval of a project under Chapter 121A and Chapter 652 of the Acts of 1960.

The project was to consist of the construction of 80 dwelling units on South End Urban Renewal Parcels RC-4 and RC-5 for which Tremont Homes, Inc., has been named tentative developer in 1966. This designation was rescinded by vote of the Authority on April 8, 1971 because it was deemed economically unfeasible. A copy of this vote is attached. It notes the developer could not undertake the project. We feel, to clear the record, the 121A Designation should be rescinded.

An Appropriate vote follows.

VOTED: That the document presented at this meeting entitled "Rescission of Authority approval of the Report and Decision on the Application by Royden C. Richardson and others, Parcels RC-4 and RC-5, South End Urban Renewal Area for approval of a redevelopment project and consent to the formation of Tremont Homes, Inc." is hereby approved and adopted.